



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Councilmember Chirco

SUBJECT: SEE BELOW

DATE: October 18, 2005

Approved:

COUNCIL DISTRICT: 9

SUBJECT: GP05-09-01 and PDC05-036

1. General Plan Amendment request to change the Land Use/Transportation Diagram designation from Industrial Park to Medium High Density Residential (12-25 DU/AC) on approximately 12.4 acres and Public Park and Open Space on a minimum of one acre; and
2. Planned Development Rezoning to allow up to 202 single-family detached and attached residences and a minimum one-acre park for the property located on the northeast corner of Samaritan Drive and Clydelle Avenue (2039 Samaritan Drive), generally bounded by Samaritan Drive to the south, Clydelle Avenue to the east and State Route 85 to the north.

RECOMMENDATION

Approve staff recommendation on GP05-09-01 and PDC05-036 with the following recommendations:

Traffic Mitigation on Samaritan Drive

1. Direct the Department of Transportation (DOT) and Department of Public Works (DPW) to work with the Applicant to design and install an enhanced pedestrian crosswalk to ensure safe passage across Samaritan Drive. Timeline for installation shall be included in the PD Permit to ensure safe passage by the earlier of park completion, or first occupancy of the Development.
2. Direct DOT and DPW to explore additional ways to reduce the pre-existing speed condition on Samaritan Drive including but not limited to: on street parking on Samaritan Drive (both the north and south side of Samaritan); reduce speed limit from 35 MPH to 25 MPH; traffic calming measures along Samaritan as appropriate; and a study for a 3 way stop sign at Cooper and Samaritan Drive, or elsewhere along Samaritan Drive.

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Parkland Dedication

1. Direct Parks, Recreation and Neighborhood Services (PRNS) to work with the community and the Applicant to design the 1.3 acre park with amenities.
2. Build out of the park to be completed no later than completion of the residential portion of the Development.

Neighborhood Traffic Calming

1. Direct DPW and DOT to work with the community, and Santa Clara County Department of Roads and Airport, to study traffic conditions in the surrounding neighborhood and determine appropriate traffic calming measures to be implemented. Consensus-building effort shall include comprehensive neighborhood representation by all streets in the study area. The study area should include but not be limited to: Dickens, Cooper, Charlotte, Clydelle, Winton, and Carlton.
2. To the extent that there are measures that can be taken immediately to address cut-through traffic, speeding problems or pedestrian safety concerns in the study area that process is to begin as soon as possible. There may be issues that are better addressed at project completion and occupancy, and should be taken up at that time.

Discussion:

GP 05-09-01

The General Plan amendment request to change the Land Use/Transportation Diagram designation from Industrial Park to Medium High Density Residential (12-25 DU/AC) is recommended for approval by both professional staff and the Planning Commission (7-0-0). The site is framed by residential use to both the south and the west, and by Route 85 to the north. The Office of Economic Development (OED) and the Planning Department met with Good Samaritan Hospital to be certain that this site was not a consideration for future expansion. There is no industrial use adjacent to the site, therefore residential use is unlikely to induce conversion of additional industrial lands. Finally, the site has been analyzed through the conversion framework, and Planning and OED staff support conversion of this site.

PDC05-036

SummerHill Homes ("Applicant") is proposing an infill medium-high residential project at the northeast corner of Samaritan Drive and Clydelle Avenue. The Applicant has held three community meetings, and offered individual meetings to community members throughout the preliminary planning process. The Samaritan Drive Proposed Development ("Development") has been a standing agenda item for the Cambrian Community Council (meets monthly), which has presented the community with a forum to discuss the project. The Council Office helped facilitate the community meetings, and had staff present at every Cambrian Community Council meeting. Many of the streets to the south of the Development are in the County, therefore,

Supervisor Jim Beall and/or County staff joined many of the meetings as well. The community has had, and will continue to have, an opportunity for meaningful input, and I am certain the Development is better as a result of their involvement.

Understandably, the community has raised concerns that the project will increase traffic in the area. The Applicant will make a contribution in the amount of \$202,000 to fund a traffic-calming program to address traffic conditions in the surrounding area. The study will include both City and County streets, making coordination between DOT, DPW and the Department of County Roads and Airport essential. City staff is directed to work closely with the neighborhood traffic calming committee (comprised of community representatives), and the Council Office throughout this process.

The inclusion of improved parkland in the project is particularly meaningful given the deficit in District 9, and more specifically on the southerly side of Route 85. The turnkey park will be a welcome addition, and PRNS, the Applicant, and the community will work together to ensure design of the park serves the community.

The Development has undergone between a 15-20% reduction in the number of homes since first proposed in an effort by the Applicant to accommodate the inclusion of the park, and address concerns regarding neighborhood compatibility and increases in traffic. The Development as proposed balances multiple outcome goals while furthering the City's housing and growth management strategies.

There have been questions raised throughout the planning process about the capacity of Carlton Elementary School to accept more children. Phil Quon, Superintendent of the Union School District, has given a further assurance that there is adequate capacity to accommodate new students generated from this project.

Finally, Carlton Elementary School is located to the south of the Development across Samaritan Drive. With the addition of the turnkey park, safe passage across Samaritan Drive is of great concern. The enhanced pedestrian crosswalk on Samaritan shall be implemented no later than either park completion or first occupancy of the Development. As mentioned above, DOT and DPW will study additional measures to reduce speeds on Samaritan Drive.

Coordination:

This memo has been coordinated with the County, Planning, Building and Code Enforcement, Public Works, Department of Transportation, and the Applicant.